

009

REGATTA ESTATES

IN THE NE 1/4, NE 1/4 OF SECTION 32 AND
IN THE W. 1/2 OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON
ZA 8906267

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33, AND THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, SNOHOMISH COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 32;
THENCE NORTH 89° 36'16" WEST, 353.72 FEET;
THENCE SOUTH 00° 19'05" WEST, 295.88 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PICNIC POINT ROAD;
THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 88° 33'03" EAST, 66.51 FEET TO POINT "A" AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 666.62 FEET;
THENCE ALONG SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 69° 00'00" AN ARC LENGTH OF 802.79 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 19° 33'03" EAST, 748.06 FEET;
THENCE NORTH 70° 26'57" EAST, 235.00 FEET;
THENCE NORTH 19° 33'03" WEST, 800.00 FEET;
THENCE NORTH 24° 37'45" EAST, 333.12 FEET;
THENCE NORTH 52° 19'53" EAST, 200.64 FEET;
THENCE NORTH 01° 39'19" EAST, 161.55 FEET TO THE NORTH LINE OF SAID SECTION 33;
THENCE ALONG SAID NORTH LINE NORTH 88° 20'41" WEST, 829.19 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE HEREINABOVE DESCRIBED POINT "A";
THENCE SOUTH 01° 26'57" WEST RADIAL 60.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PICNIC POINT ROAD AND A RADIAL INTERSECTION WITH A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 606.62 FEET;
THENCE EASTERLY ALONG SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 28° 13'37" AN ARC LENGTH OF 298.85 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 40° 46'23" AN ARC LENGTH OF 431.69 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 19° 33'03" EAST, 858.06 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 746.20 FEET;
THENCE ALONG SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 28° 40'00" AN ARC LENGTH OF 373.34 FEET;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 48° 13'03" EAST, 933.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 139° 39'06" AN ARC LENGTH OF 170.62 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 140TH STREET S.W.;
THENCE ALONG SAID RIGHT-OF-WAY NORTH 88° 33'57" WEST, 115.34 FEET;
THENCE NORTH 20° 22'02" WEST, 269.26 FEET;
THENCE NORTH 88° 33'57" WEST, 132.28 FEET;
THENCE NORTH 61° 53'33" WEST, 816.12 FEET;
THENCE NORTH 41° 46'54" WEST, 281.69 FEET;
THENCE NORTH 00° 42'37" EAST, 280.56 FEET;
THENCE NORTH 89° 17'23" WEST, 180.00 FEET;
THENCE NORTH 00° 42'37" EAST, 1047.85 FEET TO THE SOUTHERLY MARGIN OF SAID PICNIC POINT ROAD AND THE TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH:

ALL THAT PORTION OF LOTS 29 AND 30, HILLMAN'S NORTH SEATTLE-PUGET SOUND FRONT MEADOWDALE ADDITION, AS RECORDED IN VOLUME 5 OF PLATS, PAGE 39, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, LYING SOUTH OF PICNIC POINT ROAD.

TOGETHER WITH VACATED (41 CR. PAGES 223 AND 224) INTERURBAN BOULEVARD LYING SOUTH OF SHELBY-PICNIC POINT ROAD AND ADJACENT TO SAID LOT 29 ON THE EAST.

SUBJECT TO AGREEMENTS RECORDED UNDER AUDITOR'S FILE NOS. 7808310138, 7808310139, 7808310140, 8809020115 AND 9211301080 SUBJECT TO RESERVATION OF MINERAL RIGHTS, RECORDED UNDER A.F. NO. 7811300199.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND LIABILITY TO ASSESSMENTS CONTAINED IN INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NOS. 8903080274, 8903080275, 8908240332, 9102280534, AND 9102280535.

ALL SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALDERWOOD WATER DISTRICT AND ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND PIPE, CONDUITS, CABLES AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, CATV, GAS AND UTILITY SERVICE AND PRIVATE STORM YARD DRAINS TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO SNOHOMISH COUNTY, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.

LOTS WITH PRIVATE SIDE SEWER EASEMENTS USED IN COMMON, I.E., LOTS 62, 63 AND LOTS 72, 73, 75 AND 76 SHALL SHARE EQUALLY THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION. THE PROPERTY OWNER SHALL HAVE A RIGHT OF ENTRY OVER SAID EASEMENTS WHEN SIDE SEWERS BECOMES NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT. OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE PART OF THE SEWER ABOVE THEIR CONNECTIONS.

EASEMENT NOTES

THE FOLLOWING EASEMENTS MAY AFFECT THE SUBJECT PROPERTY BUT ARE NOT SHOWN SINCE THE EXACT LOCATIONS ARE NON-SPECIFIC.

1) A.F. NO. 593877	SLOPE EASEMENT	MAY AFFECT	TRACT 992
2) A.F. NO. 603420	SLOPE EASEMENT	MAY AFFECT	TRACTS 991-994, 997
3) A.F. NO. 2436343	P.U.D. EASEMENT	MAY AFFECT	TRACTS 991, 993, 997
4) A.F. NO. 7811220312	TRAIL EASEMENT	AFFECT	UNKNOWN (RELOCATABLE EASEMENT)
5) A.F. NO. 8401230117	GUY & ANCHOR ESMT	MAY AFFECT	TRACTS 986, 987, 993

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SHERGAR LAND CORPORATION, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, AND FIRST INTERSTATE BANK OF WASHINGTON, THE MORTGAGEE THEREOF, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND SEWER EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATER IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

TRACTS 986 THROUGH 990 AND 992 THROUGH 996 ARE HEREBY DEDICATED WITH AN UNDIVIDED INTEREST TO LOTS 1 THROUGH 78 OF THIS SUBDIVISION WITH THE RECORDING OF THIS PLAT, AND SHALL BE MAINTAINED BY SAID LOTS IN PERPETUITY. SAID TRACTS TO BE USED FOR PURPOSES SHOWN HEREIN INCLUDING UTILITY EASEMENTS, LANDSCAPING AND NATIVE GROWTH PROTECTION AREAS, TOGETHER WITH AN EMERGENCY MAINTENANCE EASEMENT GRANTED TO SNOHOMISH COUNTY.

TRACT 991 IS HEREBY DEDICATED TO SNOHOMISH COUNTY FOR PARK PURPOSES.

TRACT 997 IS HEREBY DEDICATED TO ALL LOTS WITH AN UNDIVIDED INTEREST FOR STORM WATER RETENTION/DETENTION FACILITIES, TOGETHER WITH AN EMERGENCY MAINTENANCE EASEMENT GRANTED TO SNOHOMISH COUNTY.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS THIS 11TH DAY OF October, 1995.

SHERGAR LAND CORPORATION
By: Latif Lakhani
"LATIF LAKHANI", PRESIDENT

FIRST INTERSTATE BANK OF WASHINGTON
BY: MD Jemil
ITS: Vice President

APPROVALS

EXAMINED AND APPROVED THIS 13TH DAY OF FEBRUARY, 1996.

By: Richard A. Healey
SNOHOMISH COUNTY DIRECTOR OF PUBLIC WORKS

EXAMINED AND APPROVED THIS 20TH DAY OF February, 1996.

for Patricia C. Hinkle, AICP
SNOHOMISH COUNTY DIRECTOR
DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED THIS 21ST DAY OF February, 1996.

RC "Swede" Johnson
CHAIRMAN, COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

RESTRICTIONS

1. NO FURTHER SUBDIVISION OF ANY LOT WITHOUT RESUBMITTING FOR FORMAL PLAT PROCEDURE.

2. THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER TITLE 19 OF THE SNOHOMISH COUNTY CODE IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH TITLE 19 OF THE SNOHOMISH COUNTY CODE.

3. ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPER OR HIS SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO COUNTY ROAD PURPOSES.

4. ACCESS TO LOT 2 SHALL BE RESTRICTED TO ITS SOUTH SIDE ONLY.

5. ACCESS TO LOTS 21 AND 22 SHALL BE RESTRICTED TO THEIR NORTHEAST SIDES ONLY.

6. ACCESS TO LOTS 64 AND 65 SHALL BE RESTRICTED TO THEIR SOUTHWEST SIDES ONLY.

7. ACCESS TO LOTS 75 THROUGH 78 SHALL BE RESTRICTED TO THE COMMON ACCESS EASEMENT ONTO PICNIC POINT ROAD.

8. ALL NATIVE GROWTH/WILDLIFE HABITAT PROTECTION AREAS SHALL BE LEFT IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, FENCE CONSTRUCTION, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN THESE AREAS; PROVIDED THAT UNDERGROUND UTILITY LINES AND DRAINAGE DISCHARGE SWALES MAY CROSS SUCH AREAS UTILIZING THE SHORTEST ALIGNMENT POSSIBLE IF AND ONLY IF NO FEASIBLE ALIGNMENT IS AVAILABLE WHICH WOULD AVOID SUCH A CROSSING. REMOVAL OF VEGETATION BY THE PROPERTY OWNER SHALL BE LIMITED TO THAT WHICH IS DEAD, DISEASED OR HAZARDOUS. NO ADJUSTMENT TO THE BOUNDARY OF ANY SUCH AREA SHALL OCCUR UNLESS FIRST APPROVED THROUGH THE FORMAL REPLAT PROCESS.

9. LOT 1 SHALL BE TREATED ESSENTIALLY AS A NATIVE GROWTH PROTECTION AREA PROVIDED THAT A SINGLE HOMESITE WITH ACCESS THERETO MAY BE DEVELOPED ON SAID LOT. SITE DEVELOPMENT PLANS FOR THE ACCESS DRIVEWAY AND HOMESITE INCLUDING CLEARING AND REVEGETATION PLANS AND DETAILED GEOTECHNICAL ANALYSIS WILL BE REQUIRED TO HAVE RECEIVED APPROVAL FROM THE PLANNING DIVISION PRIOR TO THE ISSUANCE OF ANY SITE DEVELOPMENT PERMITS OR ANY DISTURBANCE OF SAID LOT.

10. S.C.C. TITLE 26C REQUIRES THE PER LOT FEE PAYMENT IN THE AMOUNT OF \$750.00 FOR MITIGATION OF IMPACTS ON THE MUKILTEO SCHOOL DISTRICT. THE DEVELOPER HAS ELECTED TO DEFER THIS PAYMENT OBLIGATION TO A TIME PRECEDING BUILDING PERMIT ISSUANCE. NOTICE OF THIS FEE PAYMENT OBLIGATION SHALL BE CONTAINED IN ANY DEEDS INVOLVING THIS SUBDIVISION OR THE LOT(S) THEREIN.

11. PRIOR TO ISSUANCE OF ANY BUILDING PERMITS FOR LOTS 39, 43, 44, 45, 58, 59, 61, 73 AND 74, IF IT IS DETERMINED THAT THE HOUSE DESIGN FOR SAID LOTS VARIES SIGNIFICANTLY FROM THE DESIGN OF THE BUILDING LAYOUT APPROVED BY S.C.P.&D.S., THE BUILDER SHALL PROVIDE ALL INFORMATION REQUIRED BY THE PROFESSIONAL PLANNING METHOD S.C.C. 18.46.030(3)(b) FOR REVIEW AND APPROVAL BY S.C.P.&D.S. LOTS 39, 43, 44, 45, 58, 59, 61, 73 AND 74, SHALL BE DEVELOPED IN ACCORDANCE WITH THE PLANS AS APPROVED.

SURVEYOR'S CERTIFICATE

I, RICHARD A. HEALEY, REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WASHINGTON, DO HEREBY CERTIFY THAT THIS PLAT OF REGATTA ESTATES IS BASED ON AN ACTUAL FIELD SURVEY OF A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M., AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS SHOWN THEREON HAVE BEEN SET; THAT THE LOT AND BLOCK CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND; AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

Richard A. Healey
RICHARD A. HEALEY, P.L.S.
CERTIFICATE NO. 20719
DATE: 9/19/95



TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 1996 TAXES.

Joe Dantini
TREASURER, SNOHOMISH COUNTY
Joe Dantini Feb 21, 1996
DEPUTY TREASURER, SNOHOMISH CO. RLW

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
(SS
COUNTY OF SNOHOMISH)

THIS IS TO CERTIFY THAT ON THIS 11TH DAY OF October, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, APPEARED Latif Lakhani, KNOWN TO ME TO BE THE PRESIDENT OF SHERGAR LAND CORPORATION, WHO EXECUTED THE FOREGOING DEDICATION, AND ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST

Stacia A. Clark

NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING
AT SeaTac
MY COMMISSION EXPIRES: 5/19/99

STATE OF WASHINGTON

COUNTY OF King) SS

THIS IS TO CERTIFY THAT ON THIS 11TH DAY OF October, 1995, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, APPEARED MD Jemil, KNOWN TO ME TO BE THE Vice President OF FIRST INTERSTATE BANK OF WASHINGTON, WHO EXECUTED THE FOREGOING DEDICATION, AND ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED.

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Stacia A. Clark

NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING
AT SeaTac
MY COMMISSION EXPIRES: 5/19/99

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF RICHARD A. HEALEY THIS 21ST DAY OF Feb, 1996, AT 55 MINUTES PAST 1:14 M. AND RECORDED IN VOLUME 621 OF PLATS, ON PAGES 9 THROUGH 12 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

BOb Texwilliger
SNOHOMISH COUNTY AUDITOR

Sherry Sweeney
DEPUTY, SNOHOMISH COUNTY AUDITOR

A.F. NO. 9602215004

REGATTA ESTATES

ZA 8906267

IN SECTIONS 32 & 33, TOWNSHIP 28 N., RANGE 4 E., W.M.
COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TREPANIER ENGINEERING

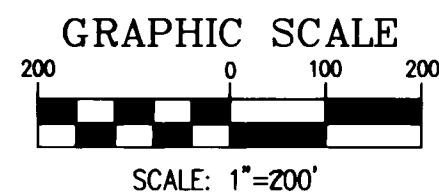
PROFESSIONAL CIVIL ENGINEERS
AND LAND SURVEYORS

1420 HEWITT AVE.
EVERETT, WA. 98201

(206) 259-5556 FAX: (206) 259-5558

DRAWN BY: <u>W.E.P.</u>	DATE: <u>9/19/95</u>	PROJECT NO.: <u>93-032</u>
CHK'D. BY: <u>R.A.H.</u>	SCALE: <u>N/A</u>	SHT. / OF: <u>1 OF 8</u>

REGATTA ESTATES
IN THE NE 1/4, NE 1/4 OF SECTION 32 AND
IN THE W. 1/2 OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON
ZA 8906267



EXISTING CONC. MONUMENT
W/ LEAD PLUG AND TACK
(LAST VISITED 1/19/95)

EQUIPMENT & PROCEDURE

BASIS OF BEARINGS:
RECORD OF SURVEY, VOLUME 15, PAGE 37.

BOUNDARY REFERENCE:
RECORD OF SURVEY, VOLUME 15, PAGE 37.

METHOD OF SURVEY:
FIELD TRAVERSE

INSTRUMENTATION:
LIETZ SET 4A, 5" TOTAL STATION

PRECISION:
EXCEEDS STATE STANDARDS WAC 332-130-090

LEGEND

- SET 1/2" X 24" REBAR W/CAP "TRP ENG 20719"
NOTE: IN LIEU OF SETTING FRONT LOT CORNERS, SET LEAD PLUG, TACK & WASHER "TRP ENG 20719" IN CONC. SIDEWALK AT 3' OFFSET TO PROPERTY CORNER ON LOT LINE EXTENSION.
- SET 2" X 2" HUB W/TACK
- SET CONC. MON. W/BRASS DISK "T.E. 20719"
- SET CASED CONC. MON. W/BRASS DISK "T.E. 20719"
- SET NAIL W/WASHER "TRP ENG 20719"
- EXISTING CASED CONC. MON. WITH BRASS DISK (1/19/95)
- NG/WHPA NATIVE GROWTH/WILDLIFE HABITAT PROTECTION AREA
- B.S.B.L. BUILDING SETBACK LINE
- A.W.D. ALDERWOOD WATER DISTRICT
- MFFE MINIMUM FINISH FLOOR ELEVATION TO OBTAIN GRAVITY SEWER SERVICE

DATUM

N.G.V.D. 1929

BENCH MARK

EX. SAN. M.H. LOCATED 12' NORTH OF CENTERLINE
PICNIC POINT ROAD IN ASPHALT D/W TO ALDERWOOD
SEWER TREATMENT FACILITY.
ELEV. = 218.51'

A.F. NO. 9602215004

REGATTA ESTATES

ZA 8906267

IN SECTIONS 32 & 33, TOWNSHIP 28 N., RANGE 4 E., W.M.
COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TREPANIER ENGINEERING

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DRAWN BY: W.E.P.	DATE: 9/19/95	PROJECT NO.: 93-032
CHK'D. BY: R.A.H.	SCALE: 1" = 200'	SHT. / OF: 2 OF 8



R.O.S. VOL. 8, PGS. 280-295

EXISTING CONC. MONUMENT
W/ NAIL POINT, 4" DEEP.
SET 6" CONC. MON. W/ 3 1/4"
BRASS DISK AT SURFACE,
MARKED AS:

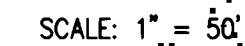
T28N R4E
S29 S28
S32 S33
1995
TE 20719

(LAST VISITED 7/95)

011



GRAPHIC SCALE



SET 1/2" X 24" REBAR W/CAP "TRP ENG 20719"
NOTE: IN LIEU OF SETTING FRONT LOT CORNERS, SET LEAD
PLUG, TACK & WASHER "TRP ENG 20719" IN CONC. SIDEWALK
AT 3' OFFSET TO PROPERTY CORNER ON LOT LINE EXTENSION.

- ## NOTES

- 1) EASEMENT(S) (WATER AND/OR SEWER) GRANTED TO ALDERWOOD WATER DISTRICT (AND) SHALL BE FREE FROM ALL PERMANENT STRUCTURES INCLUDING BUT NOT LIMITED TO FOUNDATIONS, OVERHANGS AND ETC.
- 2) NO FENCES SHALL BE CONSTRUCTED THAT RESTRICT ACCESS BY ALDERWOOD WATER DISTRICT TO WATER METERS, FIRE HYDRANTS AND BLOWOFF ASSEMBLIES.



A.F. NO. 9602215004
REGATTA ESTATES
ZA 8906267
IN SECTIONS 32 & 33, TOWNSHIP 28 N., RANGE 4 E., W.M.
COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TREPANIER ENGINEERING
PROFESSIONAL CIVIL ENGINEERS
AND LAND SURVEYORS
TE
1420 HEWITT AVE.
EVERETT, WA. 98201

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DRAWN BY: W.E.P.	DATE: 9/19/95	PROJECT NO.: 93-032
CHK'D. BY: R.A.H.	SCALE: 1" = 50'	SHT. / OF: 3 of 8

REGATTA ESTATES

IN THE NE 1/4, NE 1/4 SECTION 32 AND
IN THE W. 1/2 OF SECTION 33, T. 28 N., R. 4 E., W.M.
SNOHOMISH COUNTY, WASHINGTON
ZA 8906267

GRAPHIC SCALE

SCALE: 1" = 50'

LEGEND

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- NG/WHPA NATIVE GROWTH/WILDLIFE HABITAT PROTECTION AREA
- B.S.B.L. BUILDING SETBACK LINE
- A.W.D. ALDERWOOD WATER DISTRICT
- MFFE MINIMUM FINISH FLOOR ELEVATION TO OBTAIN GRAVITY SEWER SERVICE

NOTES

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HILLMAN'S
NORTH SEATTLE - PUGET SOUND FRONT
MEADOWDALE ADDITION
(VOL. 5, P. 39)

28



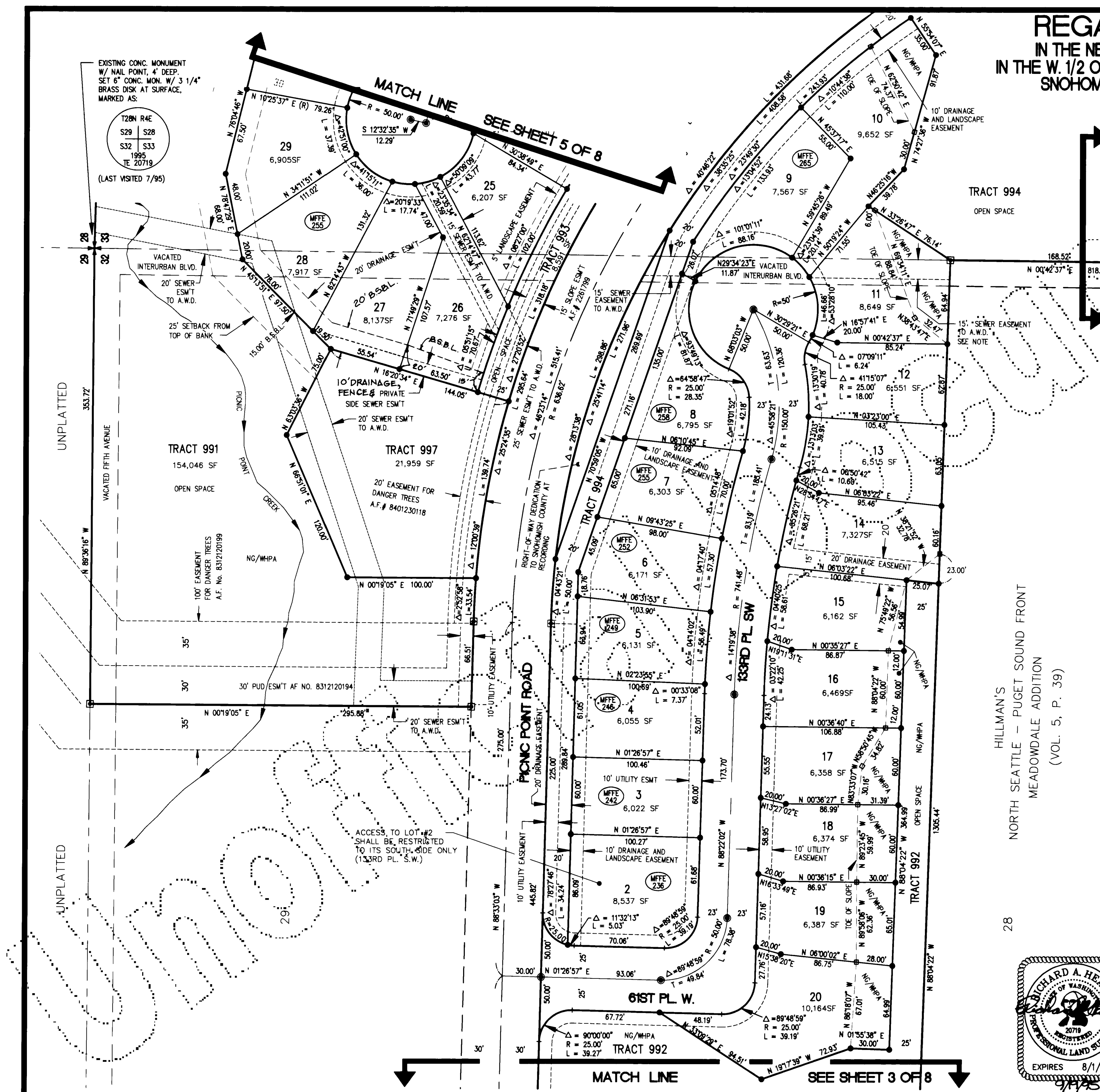
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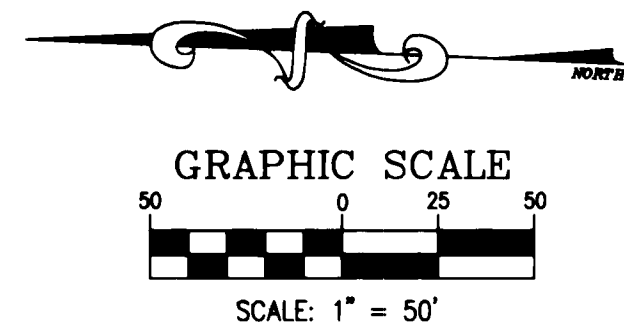
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CHKD. BY: R.A.H.	SCALE: 1" = 50'	SHT. / OF: 4 of 8



REGATTA ESTATES IN THE NE 1/4, NE 1/4 OF SECTION 32 AND IN THE W. 1/2 OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M. SNOHOMISH COUNTY, WASHINGTON ZA 8906267



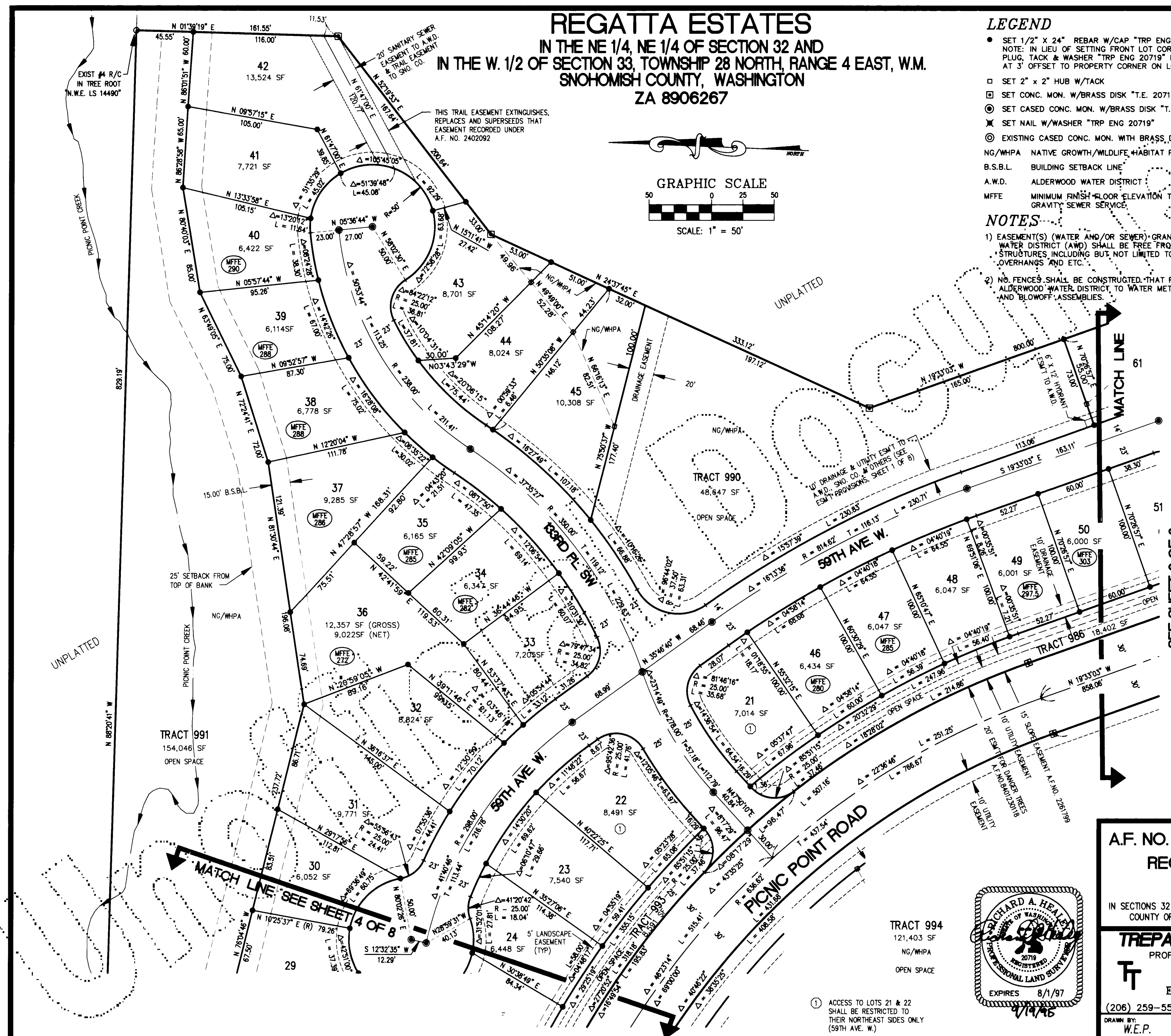
LEGEND

- SET 1/2" X 24" REBAR W/CAP "TRP ENG 20719"
- NOTE: IN LIEU OF SETTING FRONT LOT CORNERS, SET LEAD PLUG, TACK & WASHER "TRP ENG 20719" IN CONC. SIDEWALK AT 3' OFFSET TO PROPERTY CORNER ON LOT LINE EXTENSION.

- SET 2" X 2" HUB W/TACK
- SET CONC. MON. W/BRASS DISK "T.E. 20719"
- SET CASED CONC. MON. W/BRASS DISK "T.E. 20719"
- SET NAIL W/WASHER "TRP ENG 20719"
- EXISTING CASED CONC. MON. WITH BRASS DISK (1/19/95)
- NG/WHPA NATIVE GROWTH/WILDLIFE HABITAT PROTECTION AREA
- B.S.B.L. BUILDING SETBACK LINE
- A.W.D. ALDERWOOD WATER DISTRICT
- MFFE MINIMUM FINISH FLOOR ELEVATION TO OBTAIN GRAVITY SEWER SERVICE

NOTES

- EASEMENT(S) (WATER AND/OR SEWER) GRANTED TO ALDERWOOD WATER DISTRICT (AWD) SHALL BE FREE FROM ALL PERMANENT STRUCTURES INCLUDING BUT NOT LIMITED TO FOUNDATIONS, OVERHANGS AND ETC.
- NO FENCES SHALL BE CONSTRUCTED THAT RESTRICT ACCESS BY ALDERWOOD WATER DISTRICT TO WATER METERS, FIRE HYDRANTS AND BLOWOFF ASSEMBLIES.



SEE SHEET 6 OF 8

A.F. NO. 9602215004
REGATTA ESTATES
ZA 8906267

IN SECTIONS 32 & 33, TOWNSHIP 28 N., RANGE 4 E., W.M.
COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TREPANIER ENGINEERING
PROFESSIONAL CIVIL ENGINEERS
AND LAND SURVEYORS
1420 HEWITT AVE.
EVERETT, WA. 98201

(206) 259-5556 FAX: (206) 259-5558

DRAWN BY: W.E.P.	DATE: 9/19/95	PROJECT NO.: 93-032
CHK'D. BY: R.A.H.	SCALE: 1" = 50'	SHT. / OF: 5 OF 8

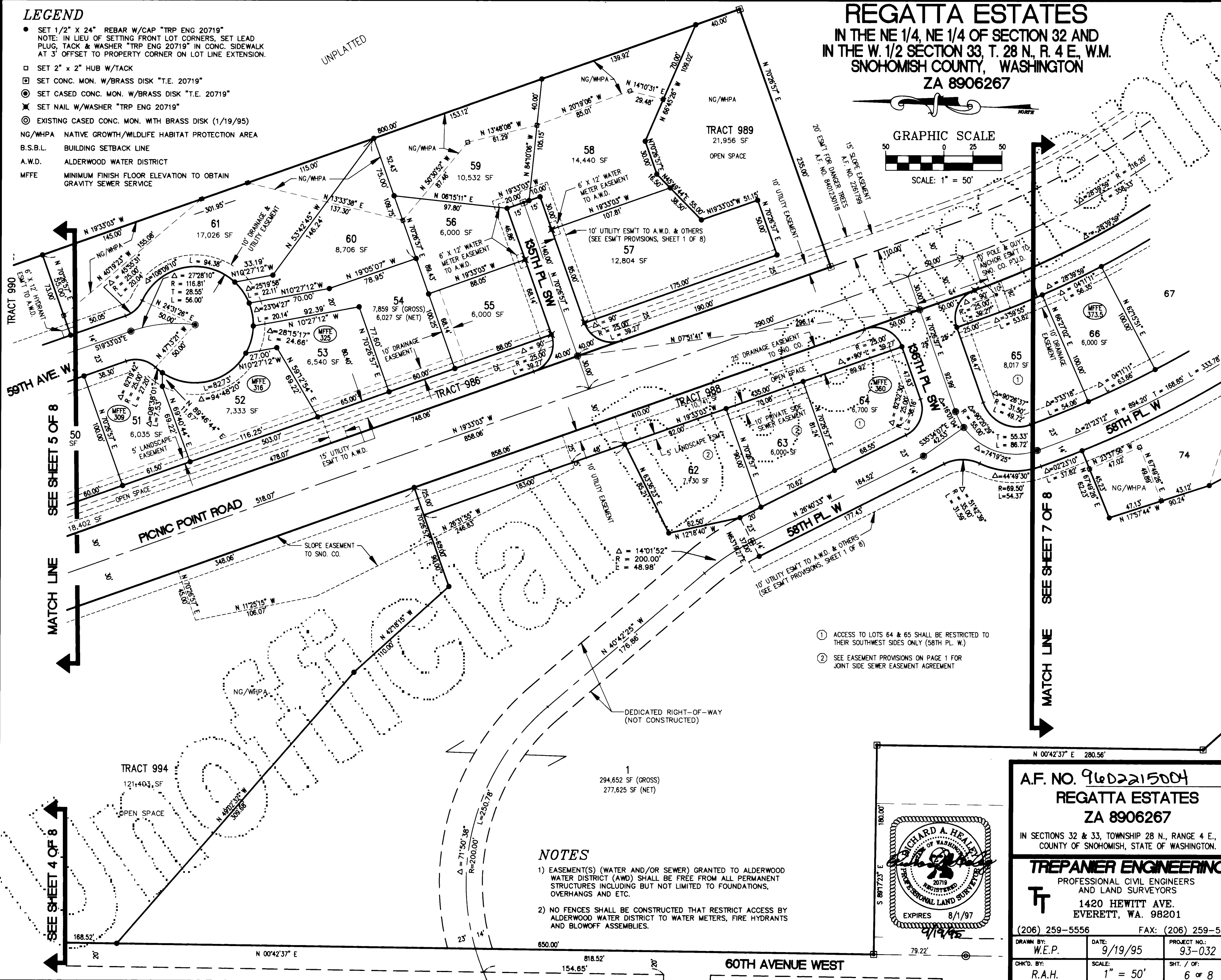
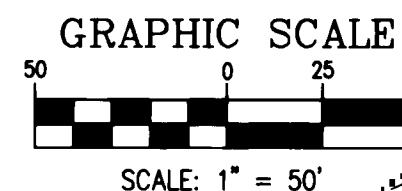


① ACCESS TO LOTS 21 & 22
SHALL BE RESTRICTED TO
THEIR NORTHEAST SIDES ONLY
(59TH AVE. W.)

LEGEND

- SET 1/2" X 24" REBAR W/CAP "TRP ENG 20719"
NOTE: IN LIEU OF SETTING FRONT LOT CORNERS, SET LEAD PLUG, TACK & WASHER "TRP ENG 20719" IN CONC. SIDEWALK AT 3' OFFSET TO PROPERTY CORNER ON LOT LINE EXTENSION.
- SET 2" X 2" HUB W/TACK
- SET CONC. MON. W/BRASS DISK "T.E. 20719"
- SET Cased CONC. MON. W/BRASS DISK "T.E. 20719"
- SET NAIL W/WASHER "TRP ENG 20719"
- EXISTING Cased CONC. MON. WITH BRASS DISK (1/19/95)
- NG/WHPA NATIVE GROWTH/WILDLIFE HABITAT PROTECTION AREA
- B.S.B.L. BUILDING SETBACK LINE
- A.W.D. ALDERWOOD WATER DISTRICT
- MFFE MINIMUM FINISH FLOOR ELEVATION TO OBTAIN GRAVITY SEWER SERVICE

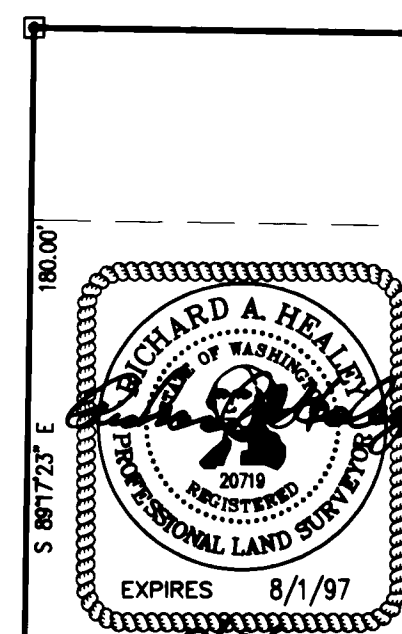
REGATTA ESTATES IN THE NE 1/4, NE 1/4 OF SECTION 32 AND IN THE W. 1/2 SECTION 33, T. 28 N., R. 4 E., W.M. SNOHOMISH COUNTY, WASHINGTON ZA 8906267



NOTES

- EASEMENT(S) (WATER AND/OR SEWER) GRANTED TO ALDERWOOD WATER DISTRICT (AWD) SHALL BE FREE FROM ALL PERMANENT STRUCTURES INCLUDING BUT NOT LIMITED TO FOUNDATIONS, OVERHANGS AND ETC.
- NO FENCES SHALL BE CONSTRUCTED THAT RESTRICT ACCESS BY ALDERWOOD WATER DISTRICT TO WATER METERS, FIRE HYDRANTS AND BLOWOFF ASSEMBLIES.

- ACCESS TO LOTS 64 & 65 SHALL BE RESTRICTED TO THEIR SOUTHWEST SIDES ONLY (58TH PL. W.)
- SEE EASEMENT PROVISIONS ON PAGE 1 FOR JOINT SIDE SEWER EASEMENT AGREEMENT



A.F. NO. 9602215004
REGATTA ESTATES
ZA 8906267

IN SECTIONS 32 & 33, TOWNSHIP 28 N., RANGE 4 E., W.M.
COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TREPANER ENGINEERING

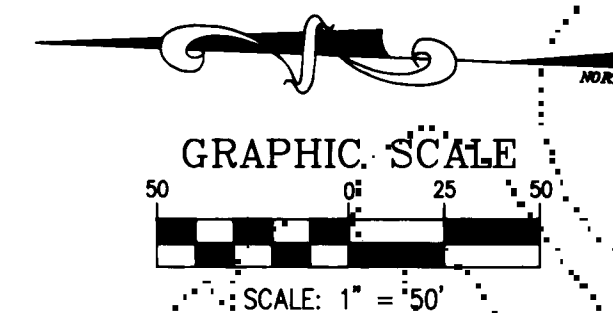
PROFESSIONAL CIVIL ENGINEERS
AND LAND SURVEYORS
1420 HEWITT AVE.
EVERETT, WA. 98201

(206) 259-5556 FAX: (206) 259-5558

DRAWN BY: W.E.P.	DATE: 9/19/95	PROJECT NO.: 93-032
CHK'D. BY: R.A.H.	SCALE: 1" = 50'	SHT. / OF: 6 OF 8

REGATTA ESTATES

IN THE NE 1/4, NE 1/4 OF SECTION 32 AND
IN THE W. 1/2 OF SECTION 33, T. 28 N., R. 4 E., W.M.
SNOHOMISH COUNTY, WASHINGTON.
ZA 8906267



LEGEND

- SET 1/2" X 24" REBAR W/CAP "TRP ENG 20719"
NOTE: IN LIEU OF SETTING FRONT LOT CORNERS, SET LEAD PLUG, TACK & WASHER "TRP ENG 20719" IN CONC. SIDEWALK AT 3' OFFSET TO PROPERTY CORNER ON LOT LINE EXTENSION.
- SET 2" X 2" HUB W/TACK
- ▣ SET CONC. MON. W/BRASS DISK "T.E. 20719"
- ⊖ SET CASED CONC. MON. W/BRASS DISK "T.E. 20719"
- ✕ SET NAIL W/WASHER "TRP ENG 20719"
- ⊙ EXISTING CASED CONC. MON. WITH BRASS DISK (1/19/95)
- NG/WHPA NATIVE GROWTH/WILDLIFE HABITAT PROTECTION AREA
- B.S.B.L. BUILDING SETBACK LINE
- A.W.D. ALDERWOOD WATER DISTRICT
- MFFE MINIMUM FINISH FLOOR ELEVATION TO OBTAIN GRAVITY SEWER SERVICE

NOTES

- 1) EASEMENT(S) (WATER AND/OR SEWER) GRANTED TO ALDERWOOD WATER DISTRICT (AWD) SHALL BE FREE FROM ALL PERMANENT STRUCTURES INCLUDING BUT NOT LIMITED TO FOUNDATIONS, OVERHANGS AND ETC.
- 2) NO FENCES SHALL BE CONSTRUCTED THAT RESTRICT ACCESS BY ALDERWOOD WATER DISTRICT TO WATER METERS, FIRE HYDRANTS AND BLOWOFF ASSEMBLIES.

NOTE: THE WATERMAIN AS-BUILTS INDICATES THAT THE REVISED LOCATION OF THE SIDEWALK/WALKWAY WAS CONSTRUCTED OVER THE WATERMAIN. THIS WAS NOT THE INTENT OF THE WATER DESIGN.

SHORT PLAT 93 (3-80)
A.F. NO. 8005010187
R.O.S. VOL. 13, P. 125



A.F. NO. 9602215004
REGATTA ESTATES
ZA 8906267

IN SECTIONS 32 & 33, TOWNSHIP 28 N., RANGE 4 E., W.M.
COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

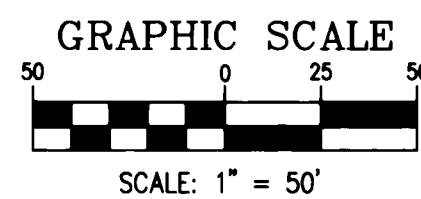
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DRAWN BY: W.E.P.	DATE: 9/19/95	PROJECT NO.: 93-032
CHK'D BY: R.A.H.	SCALE: 1" = 50'	SHT. / OF: 7 of 8

REGATTA ESTATES
IN THE NE 1/4, NE 1/4 OF SECTION 32 AND
IN THE W. 1/2 OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M.
SNOHOMISH COUNTY, WASHINGTON
ZA 8906267



PICNIC POINT ROAD

TRACT 996:
59,488 SF
OPEN SPACE

140TH STREET SW

LEGEND

- SET 1/2" X 24" REBAR W/CAP "TRP ENG 20719"
NOTE: IN LIEU OF SETTING FRONT LOT CORNERS, SET LEAD PLUG, TACK & WASHER "TRP ENG 20719" IN CONC. SIDEWALK AT 3' OFFSET TO PROPERTY CORNER ON LOT LINE EXTENSION.
- SET 2" X 2" HUB W/TACK
- ▣ SET CONC. MON. W/BRASS DISK "T.E. 20719"
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VEHICULAR ACCESS TO PICNIC POINT ROAD FROM LOTS 75, 76, 77 & 78 SHALL BE RESTRICTED TO THE COMMON ACCESS & UTILITY EASEMENT

SHORT PLAT 93 (3-80)
A.F. NO. 8005010187
R.O.S. VOL. 13, P. 125

EXISTING 1" IRON PIPE
W/ NAIL IN PLUG
(LAST VISITED 1/19/95)



A.F. NO. 9602215004
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DRAWN BY: W.E.P.	DATE: 9/19/95	PROJECT NO.: 93-032
CHK'D. BY: R.A.H.	SCALE: 1" = 50'	SHT. / OF: 8 OF 8

MATCH LINE

SEE SHEET 7 OF 8

57TH PL. W.